

PROPOSAL TO VARY
Zygmund Prystasz
Property at 6420 Sequoia Dr.
July 23, 2021

The Parma Board of Zoning Appeals met on Tuesday, July 20, 2021, and PROPOSED TO VARY, subject to the provisions of amended Ordinance No. 1127.13 (confirmation or rejection by Council within forty days of the receipt of this notice) FOR THE APPLICANT Zygmund Prystasz, 6420 Sequoia Drive, PPN 454-19-024.

After discussion Mr. Ziefle made the following recommendation:

“I recommend to Council to grant to Zygmund Prystasz, 6420 Sequoia Drive who has requested an “Area” variance of the City of Parma Codified Ordinances of Section 1153.03(a) – SINGLE FAMILY HOUSE DISTRICTS-ACCESSORY USES AND BUILDINGS. Not more than one garage, whether attached or detached, shall be permitted on any one lot. The proposal is to build new second garage of 22’ x 28’ (616 sq. ft in area) on a 12,084 sq. ft. parcel located at 6420 Sequoia Dr. This variance would result in allowing for a second garage. The PPN 454-19-024. By granting the variance the characteristics of the neighborhood would not be substantially altered and the intent of the zoning and building requirements would be observed.

Zygmund Prystasz, 6420 Sequoia Drive has requested an “Area” variance of the City of Parma Codified Ordinances of Section 1153.03(a) – SINGLE FAMILY HOUSE DISTRICTS-ACCESSORY USES AND BUILDINGS. Maximum size garage allowed on a lot shall not exceed a total floor area of 800 sq. ft. Garage size allowed on lot size of 12,084 sq. ft. is 800 sq. ft. The proposed second garage is for property located at 6420 Sequoia Dr. The request for a second garage of 616 sq. ft. plus the exiting 240 sq. ft. garage for a total garage area of 856 sq. ft. This variance would result in allowing 56 more sq. ft garage area than allowed by Code. The PPN 454-19-024. By granting the variance the characteristics of the neighborhood would not be substantially altered and the intent of the zoning and building requirements would be observed.

Mr. Yurkiw seconded the motion. Mrs. Green, Mr. Yurkiw, Mr. Mastrobuono and Mr. O’Connor voted yes.

Also be it noted that a variance once granted, shall not be withdrawn or changed unless there is a change of circumstances or if after the expiration of six months no substantial construction is done in accordance with the terms and condition for which such variance was granted. In which case the Building Commissioner shall give notice in writing, and thirty days thereafter the variances will be deemed null and void, and all regulations governing such premises in question shall revert back to those in effect before the variance was granted.